

JEF:pm  
4/10/84  
IV:ORDIN6.1

ORDINANCE 111887

AN ORDINANCE relating to historic preservation, imposing controls upon the Bowen/Huston Bungalow, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC) establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, The Landmarks Preservation Board after a public hearing on December 15, 1982, voted to approve the nomination of the Bowen/Huston Bungalow at 715 West Prospect Street in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on February 2, 1983, the Board voted to approve the designation of the Bowen/Huston Bungalow as a Landmark under SMC Chapter 25.12; and

WHEREAS, on April 20, 1983, the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommends to the City Council approval of controls and incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the Bowen/Huston Bungalow more particularly described as:

The West 123' of Lot 5, Block 28, Supplemental Plat of G. Kinnear's Addition to the City of Seattle.

as a Landmark based upon satisfaction of the following criteria of SMC Section 25.12.350:

- 1.) It is associated in a significant way with the life of a person important in the history of the city, state, or nation; and

2.) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction;

is hereby acknowledged.

Section 2. The following controls upon alteration of the landmark are hereby imposed.

A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired before the owner may make alterations to:

- 1.) The entire exterior of the structure;
- 2.) The living room, dining room and connecting entrance foyer of the interior of the structure; and
- 3.) The entire site.

Any in-kind maintenance and repair of the above features and characteristics shall be excluded from the Certificate of Approval requirement.

Section 3. The following incentives are hereby noted as potentially available to the owner although the listing shall not be construed as inclusive:

- 1.) Section 24.74.020 of the Seattle Municipal Code (SMC), entitled Special Exceptions, and SMC Sections 23.44.26 and 23.45.124 entitled Administrative Conditional Uses, authorize, on an application basis, certain uses not otherwise permitted within the zone in which the Landmark is located.
- 2.) Historic Preservation Grants-in-Aid funds, on an application basis, should the property be entered in the National Register of Historic Places; and



1           3.) Benefits available under the Tax Reform Act of 1976  
2           and the Economic Recovery Act of 1981 and its  
3           amendments should the property be entered in the  
4           National Register of Historic Places.

5           Section 4. Enforcement of this Ordinance and penalties for  
6           its violation shall be as provided in Section 25.12.910 of the  
7           Seattle Municipal Code.

8           Section 5. The City Clerk is hereby directed to record  
9           this ordinance with the King County Director of Records and  
10          Elections, deliver two copies to the City Historic  
11          Preservation Officer, 400 Yesler Building, and deliver one copy  
12          to the Director of the Department of Construction and Land Use.

Section <sup>6</sup>..... This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 10<sup>th</sup> day of September, 1984,  
and signed by me in open session in authentication of its passage this 10<sup>th</sup> day of  
September, 1984.

Norman S. Jones  
President..... of the City Council

Approved by me this 17<sup>th</sup> day of September, 1984.  
Charles Royce  
Mayor.

Filed by me this 18<sup>th</sup> day of September, 1984

Attest: Gina Hill  
City Comptroller and City Clerk.

(SEAL)

Published.....

By Int Dull  
Deputy Clerk.